

Minutes
Historical Preservation and Landmark Board of Review
SPECIAL MEETING
May 14, 2019, 4:00 p.m.
Will Rogers Building, Rm. 216
Oklahoma City, Oklahoma

A meeting notice had been given and an agenda was posted in accordance with the Open Meeting Act.

MEMBERS PRESENT: Joshua Greenhaw
Kassy Malone
Mike Mays
Susan McCalmont
Dr. Andreana Prichard
Laura Stone

MEMBERS ABSENT: Sharon Astrin
Don Davis
Carla Splaingard

STAFF/GUESTS: Ben Davis, OMES Zoning Administrator, Director of Planning
Casey Jones, OMES Zoning, Assistant Planner
Beverly Hicks, OMES Zoning Planning/Administrative Coordinator
Jeff Wade, Homeowner
Debra Jefferson, Homeowner

A. Roll Call:

Chairman Joshua Greenhaw called the meeting to order at 4:00 p.m. A roll call was taken and a quorum was established. Mr. Greenhaw was advised that notice of the meeting had been given, and an agenda posted in accordance with the Open Meeting Act.

B. Minutes:

1. Approval, disapproval or amendment of the minutes of the Apr. 4, 2019 meeting:

Mr. Mays moved to approve the meeting minutes of April. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

C. Special Public Hearings: None.

D. Rezoning Request: None.

E. Certificates of Appropriateness:

1. Discussion and possible action regarding CA-18-19-29, request by Jeffrey Wade for a Certificate of Appropriateness for the repair of four wood windows on the second story of the south façade of the home, including replacement of the existing wood sashed in-kind with Eversash wood double-hung windows with 6-over-1 true divided lights, at 606 NE 15th Street, described as Lot 3, Block 6, Amended Plat of Johnson’s Subdivision of Blocks 2, 3, and the North Half of Block 6, Howe’s Capitol Addition (Capitol-Lincoln Terrace HP) of Oklahoma City:

Staff recommended approval, with the finding that the proposed work is designed to be compatible with the existing structure and will not have an adverse effect on the integrity and historic character of the district and the property.

Mr. Mays motioned to approve. Ms. McCalmont seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

2. Discussion and possible action regarding CA-18-19-26, request by Debra Jefferson for a Certificate of Appropriateness for: removal of the existing 40 square foot covered porch and construction of a 277 square foot full-width covered porch on the south façade of the home; removal of an existing 168 square foot non-historic addition and construction of a 364 square foot addition on the east elevation of the home; and construction of a 426 square foot detached garage to the north of the home at 619 NE 15th Street, described as Lot 12, Block 3, Amended Plat of Johnson’s Subdivision of Block’s 2, 3, and the North Half of Block 6, Howe’s Capitol Addition (Capitol-Lincoln Terrace HP) of Oklahoma City:

Item 1:

Removal of the existing 40 square foot covered porch and construction of a 304 square foot full-width covered porch on the south façade of the home.

Staff recommended to deny, with the finding that the proposed work is designed to be compatible with the existing structure and will not have an adverse effect on the integrity and historic character of the district and the property, with suggested alternatives:

Suggested Alternatives:

- a) Preserve the existing porch.
- b) Submit plans for construction of an accessible entrance on the rear elevation of the home (as approved previously). Plans shall be subject to review and approval by the Board.
- c) Submit plans for construction of a less obtrusive accessible entrance on the front elevation of the home that allows the existing porch to be preserved. Plans shall be subject to review and approval by the Board.

Ms. McCalmont motioned to adopt the staff recommendation for denial of item 1. Mr. Mays seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

Item 2:

Removal of an existing 168 square foot non-historic addition and construction of a 364 square foot addition on the east elevation of the home (net increase of 196 square feet).

Staff recommended to deny, with the finding that the proposed work is designed to be compatible with the existing structure and will not have an adverse effect on the integrity and historic character of the district and the property, with suggested alternatives:

Suggested Alternatives:

- a) Revise the floor plan so that the south exterior wall of the addition is set farther back from the south, character-defining façade, of the home. Resubmit plans to Commission staff for review by the HP Board and Zoning Commission.
- b) Select a lap siding with narrower width that more closely resembles clapboard siding. Resubmit plans to Commission staff for review by the HP Board and Zoning Commission.
- c) Plans and specification for the two proposed aluminum-clad windows on the addition shall be submitted. The window dimensions and profile shall match the existing original windows found on the home. The street-facing window shall be designed with a 6-over-6 divided light pattern to match the pattern of the existing windows on the front of the home. The rear-facing window shall be designed with a 6-over-6 or 3-over-3 divided light pattern. The windows shall have either true muntins or muntins on the interior and exterior with a spacer installed between glass panes. Resubmit plans to Commission staff for review by the HP Board and Zoning Commission.

Mr. Mays motioned to accept staff's recommendation and deny item 2. Dr. Prichard seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

Item 3:

Construction of a 426 square foot, detached, one-story garage to the north of the home.

Staff recommendation is to approve, with the finding Staff recommended to deny, with the finding that the proposed work is designed to be compatible with the existing structure and will not have an adverse effect on the integrity and historic character of the district and the property, with recommended conditions:

Recommended Conditions:

The site plan shall be revised to locate the garage at the end of the existing driveway, where it will be visible from the street. The garage shall be set back a minimum of 3 feet from the west property line and a minimum of 10 feet from the north property line. Submit revised site plan to Commission staff for administrative review.

- b) Select a lap siding with narrower width that more closely resembles clapboard siding. Submit revised plans and specifications to

Commission staff for administrative review and approval. c) Submit plans and specifications for the proposed garage vehicle door and pedestrian door to Commission staff for administrative review and approval. d) Concrete shall not be bright white in color and should be tinted to match adjacent, existing concrete.

Dr. Prichard motioned to approve, with the four recommended conditions, with the ability for staff to administratively approve the building permit pursuant to the Historic Preservation Standard and Guidelines. Ms. Malone seconded the motion. The following votes were recorded and the motion passed:

Mr. Greenhaw, yes; Ms. Malone, yes; Mr. Mays, yes; Ms. McCalmont, yes; Dr. Prichard, yes; Ms. Stone, yes.

F. Miscellaneous: None.

G. Reports and Communications: None.

H. Adjournment:

There being no further business, Mr. Mays motioned to adjourn. Dr. Prichard seconded the motion. Seeing no opposition, the meeting adjourned at 4:31 p.m.